

## 2.0 PROJECT DESCRIPTION

### 2.1 PROJECT HISTORY

Lowe's (applicant) filed an application with the City of Lodi on December 19<sup>th</sup>, 2001 for approval of a proposed "The Lowe's Center" project. The application was originally submitted for a 146,729 square foot (s.f.) single-story retail store and a 34,674 s.f. single-story retail garden center on a 13.3-acre site. These square footages and site acreages only included the Lowe's store and related parking. The project was later corrected to include a total site acreage of approximately 28.27 acres, with potential development of approximately 297,403 s.f. of retail commercial. The proposed site plan included for a Lowe's retail store and garden center, grocery store, and eight individual building pads, which were proposed to front on Highway 12 and Lower Sacramento Road.

Specifically the City entitlements requested by the applicant included a General Plan Amendment (GPA-02-01), Rezoning (Z-02-01), Tentative Parcel Map (02-P-008), and a Use Permit (U-02-01) for the purposes of:

- ❖ General Plan Amendment: **From** Neighborhood Commercial (NCC) and Planned Residential (PR) **To** all NCC (land uses described in Section 3.4, Land Use and Agriculture);
- ❖ Rezoning: **From** Commercial Shopping (C-S) and Single Family Residential (R-2) **To** all C-S (zoning districts described in Section 3.4, Land Use and Agriculture);
- ❖ Tentative Parcel Map: To create nine individual parcels; and
- ❖ Use Permit: To Require Site Plan and Architectural Review Committee review of the project and to ensure compliance with all applicable design provisions of the C-S zoning district and Planning Commission Conditions of Approval.

An Initial Study was prepared by the City of Lodi, which concluded that a Mitigated Negative Declaration should be prepared for the environmental review pursuant to CEQA. On September 12<sup>th</sup>, 2002, the City of Lodi Planning Commission read and considered the request and Mitigated Negative Declaration. Substantial public comment was received and due to the controversy surrounding the project, the City determined that an Environmental Impact Report (EIR) should be prepared. This EIR therefore, replaces and replaces the previous Mitigated Negative Declaration as the environmental review document for the proposed project.

### 2.2 PROPOSED PROJECT LOCATION

The project site is located on property at the northwest corner of Lower Sacramento Road and Kettleman Lane (State Highway 12) in the southwest portion of the City of Lodi (Assessors Parcel Numbers 027-050-14, 23). The project site is approximately 28.27 acres. Currently, the property has a General Plan designation of Low Density Residential and Neighborhood/Community Commercial and corresponding Zoning Designations of R-2 (Residence District-Single Family) and Commercial

Shopping. Included in the project request is a General Plan Amendment to change the General Plan designation for the entire property to Neighborhood/Community Commercial and a Rezoning request to change the property zoning to Commercial Shopping. The project site is located within the City of Lodi's Westside Facilities Master Plan. The Westside Facilities Master Plan was prepared in January of 2001. The plan area is located in the western portion of the City of Lodi and is shaped by the Woodbridge Irrigation Canal to the north, Lower Sacramento Road on the east, Highway 12 on the south, and by Lodi's General Plan Boundary (1/2 mile west of Lower Sacramento Road) on the west (Exhibits 2-1, 2-2, 2-3). The plan area encompasses approximately 390 acres. The plan sets forth the vision for public facilities to support existing and planned housing and commercial development within the plan area. The plan area is envisioned as the City's next major growth area.

The site is currently vacant, undeveloped property. The site is characterized by non-native grasses and includes several small almond and walnut trees and a few non-native ornamental trees. The elevation of the project site ranges from 10 to 15 feet above mean sea level (msl). The site is generally flat with the exception of an area of deposited fill material located on the eastern boundary where the elevation is approximately 4 to 6 feet above the rest of the site. A field reconnaissance of the site was performed in June of 2002. No seasonal wetlands, vernal pools, swales, inundated areas, drainages or other regulated hydrologic features were found on the property (City of Lodi, 2002).

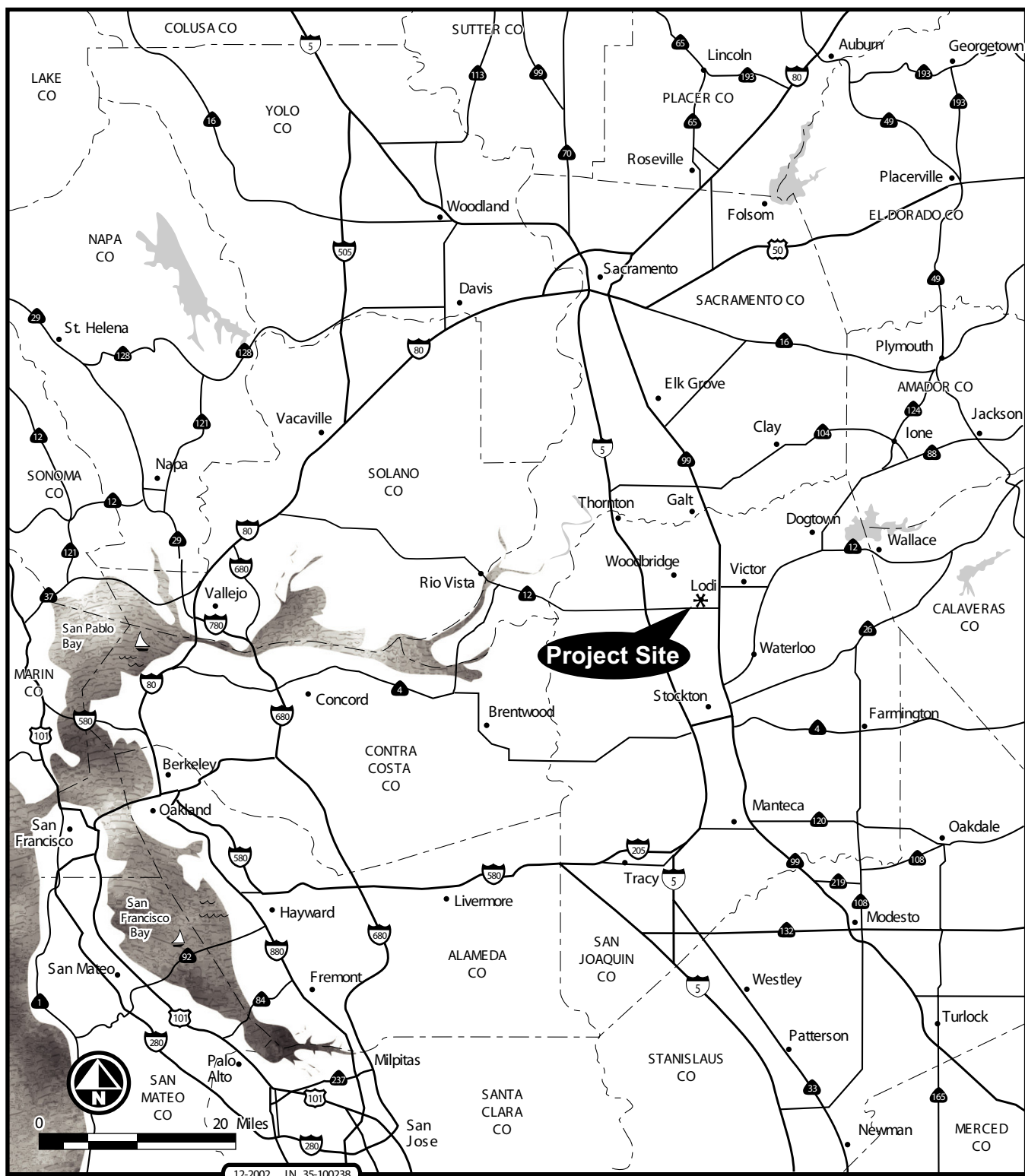
A partially fallen wood shed, located near the western border of the site, is the only structure found on the property. The site is on the boundary of urban and rural land uses. There is an area of planned residential development to the north of the project site; to the south there is Kettleman Road (State Highway 12) and vacant, undeveloped land. Agricultural land borders the project site to the west. On the east side of the project site, there are commercial properties and retail centers, including the Sunwest Shopping Center.

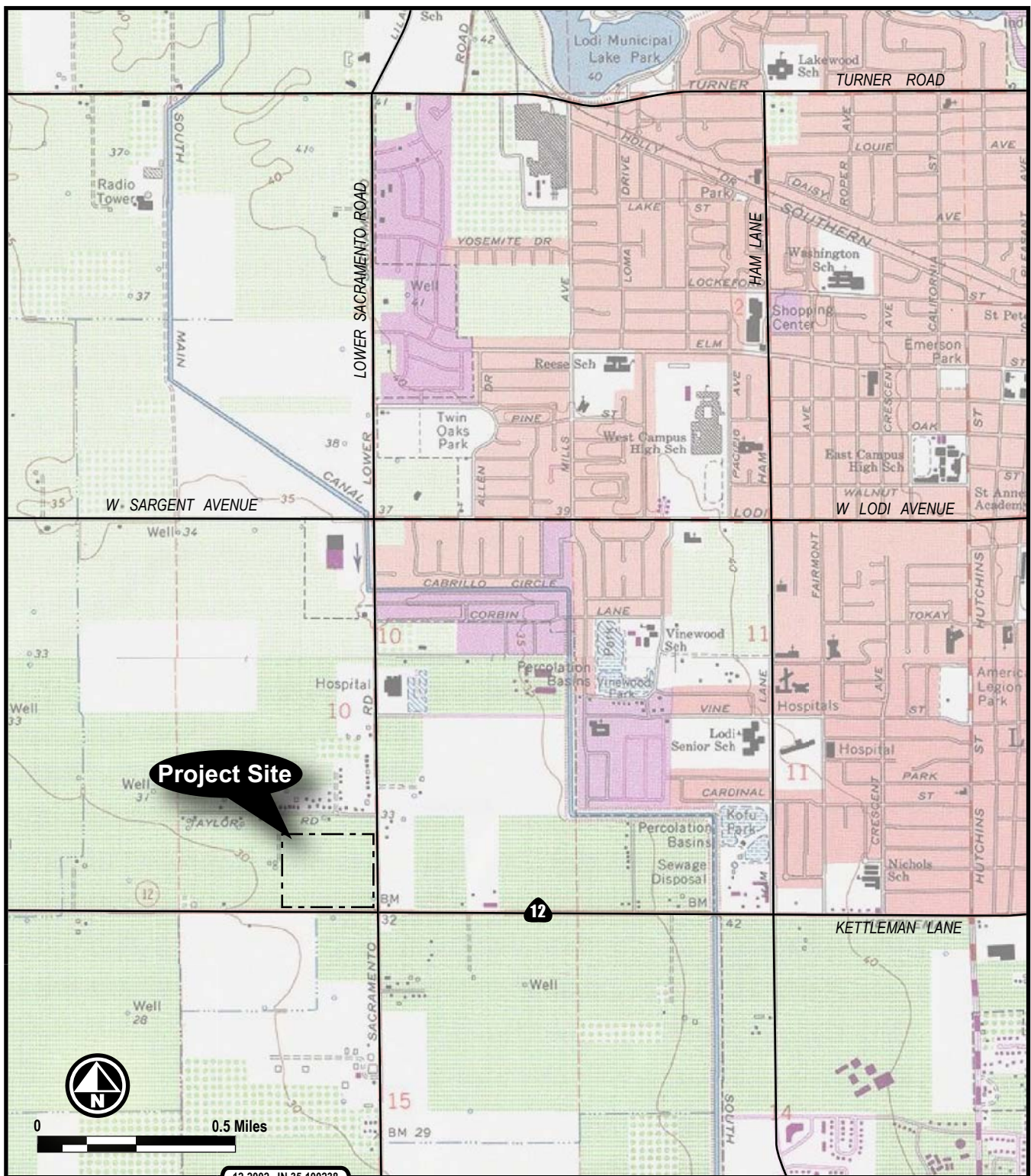
The location of the project site is shown on Exhibit 2-1.

## **2.3 PROJECT CHARACTERISTICS**

The proposed project consists of a General Plan Amendment, Rezoning request, and Site Plan, Use Permit, and Parcel Map approvals. The General Plan amendment to the Land Use Element would be to change the designation of the portion of the property that is currently designated as Low Density Residential to Neighborhood/Community Commercial. The Rezoning request would be to rezone the area that is zoned as R-2 (Residence District-Single Family) to Commercial Shopping. The Site Plan would consist of a master site plan for nine buildings within the center. A Use Permit would be the permit required pursuant to the Neighborhood/Community Commercial zoning district. The Parcel Map is sought to subdivide the center into 9 lots corresponding with the individual building pads proposed for development in the center.

The request includes construction of a community shopping center totaling ( $\pm$ ) 297,015 s.f. of retail space with a total Floor Area Ratio of 0.24. Two tenants, Lowe's Home Improvement Warehouse and WinCo Foods, would anchor the center. In addition to these two large retail outlets, building pads will be constructed for smaller retail stores and restaurants. At least one pad would be provided for a drive-through style fast-food restaurant. In total, nine building pads would be constructed, as shown on the Site Plan (Exhibit 2-4).





Source: Topo!

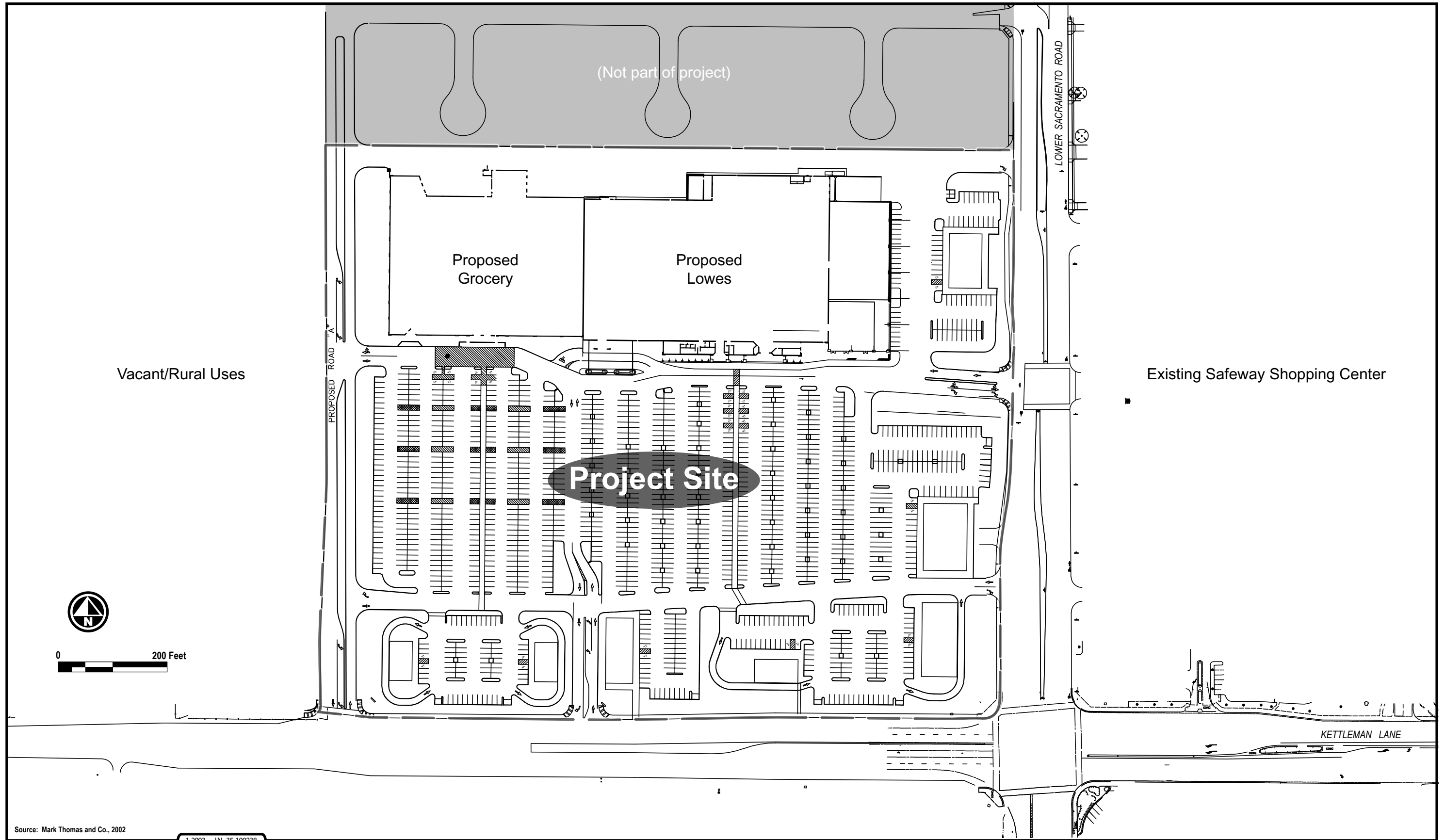




Source: GIS Data Depot



VINTNER'S SQUARE SHOPPING CENTER  
**Aerial Photo**  
Exhibit 2-3



Source: Mark Thomas and Co., 2002

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Access to the project would primarily be from Kettleman Lane (State Highway 12) and Lower Sacramento Road. From Lower Sacramento Road, there would be three project access driveways.

The main full access driveway would be located opposite the existing Sunwest Marketplace driveway, at a signalized intersection, forming the eastbound approach. Two secondary access driveways off Lower Sacramento Road would allow for right-turns-only in/out of the project site. A single driveway would be located off of Kettleman Lane consisting of a dedicated access limited to right turns in and out of the project site. A two-lane road, 'Road A', would be constructed along the project's western boundary providing full access to the center.. A signal would be installed at the intersection of Road A and Kettleman Lane. The Grapeline public transit system, routes #1, #2, and #4, and the San Joaquin Regional Transit Districts SMART Route #20 directly service the site as well. Approximately 1,428 parking spaces would be provided to achieve an overall parking ratio of one space for every 207.9 sq.ft. of floor area.

## 2.4 PROJECT OBJECTIVES

State CEQA Guidelines § 15124 (b) indicate that an EIR should include:

“[a] statement of objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.

The objectives of the proposed project are as follows:

- ❖ To provide a retail development, which meets the current unmet demand of consumers residing within the City of Lodi.
- ❖ To provide a service center that serves, in addition to the City of Lodi, the large market area that extends west to Rio Vista, east to Jackson, north to Galt, and south to North Stockton, as well as the communities of Thornton, Lockeford, Clements, Woodbridge, and Victor.
- ❖ To provide a commercial development that results in a net fiscal benefit to the City.
- ❖ To provide a commercial center in close proximity to an existing highway, and near other commercial centers to minimize traffic generation and utilize existing infrastructure to the extent possible.
- ❖ To provide a commercial development that can be adequately served by public services and utilities.
- ❖ To provide large scale retail activities that will compliment existing smaller scale retail activities located throughout the City of Lodi.

## 2.5 INTENDED USES OF THIS EIR

The proposed project includes the development of approximately 257,400 s.f. of retail and commercial space and would also be responsible for the installation of the proposed “Road A” along the western boundary of the project site. The project would be required to make roadway improvements to Highway 12 and Lower Sacramento Road. Required approvals associated with the proposed Vintner’s Square Shopping Center are described in this section.

The Vintner’s Square Shopping Center project, including associated roadway improvements, would require various discretionary approvals by local, state and, perhaps, federal agencies. This EIR is intended to be used alone, or in concert with future environmental evaluations and documents on individual projects, for the following approvals. (Note: Other approvals may also be required which are unknown at this time.)

- ❖ City of Lodi approval of the Vintner’s Square Shopping Center Use Permit, General Plan Amendment, Rezoning, Parcel Map and Site Plan Approval.
- ❖ City of Lodi approval of installation of right-hand turn lanes and road widening on Lower Sacramento Road.
- ❖ City of Lodi approval of installation of a segment of “Road A”, as identified in the Westside Facilities Plan.
- ❖ California Department of Transportation and City of Lodi approval of installation of a left-hand turn lane and traffic signal on State Highway 12 at the proposed intersection of State Highway 12 and proposed “Road A”.
- ❖ Central Valley Regional Water Quality Control Board (CVRWQCB) approval and issuance of National Pollution Discharge Elimination Systems (NPDES) Permits if required.
- ❖ City of Lodi approval of grading plans and issuance of grading and building permits and Certificates of Occupancy as required.